

PUBLIC HEARING AGENDA



Planning & Zoning Commission

T U E S D A Y
January 11, 2005

According to the Arizona Open Meeting Law, the Planning Commission may only discuss matters listed on the Planning & Zoning Commission agenda. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

PRE-SESSION – begins at 6:30 p.m. – City Council Chambers 31 E. 5th Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.

- Review of proposed Consent Agenda

PLANNING AND ZONING COMMISSION HEARING –7:00 p.m. – City Council Chambers 31 E. 5th Street.

1. **CONSIDERATION OF MEETING MINUTES: (Nov. 09, 2004; Nov. 23, 2004; and Dec. 14, 2004)**
2. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **HOME DEPOT** (Angelo Gaspare, property owner), **#SGF-2004.79** for An Amended General and Final Plan of Development for Home Depot consisting of 142,344 s.f. on 10.45 net acres, located at 1330 West Baseline Road, including the following:

Use Permits:

1. Allow a 114,668 s.f. home improvement store with a 27,676 s.f. garden center in the PCC-1 Zoning District.
2. Allow two (2) outdoor display areas in front of the Home Depot (east of pick-up canopy 728 s.f. and west of pick-up canopy 1,131 s.f.) and one (1) outdoor display area in front of the garden center 1,548 s.f.).
3. Allow an 8,600 s.f. seasonal sales area in the parking lot to be used 6 to 7 times per year, 30 days in duration with exception of the period between Thanksgiving and Christmas.

Variances:

1. Reduce the required street side yard building setback along Darrow Drive adjacent to the garden center, from 50 feet to 5 feet for approximately 92 feet and from 50 feet to 10 feet for approximately 60 feet for the outdoor garden center.
2. Reduce the required 15 foot landscaped setback along the rear property line as follows: 5 feet to 14 feet for 175 feet of the western portion of the rear property line and 11 feet for approximately 456 feet of the eastern portion of the rear property line.
3. Reduce the required landscape setback along the east property line from 15 feet to 12 feet for approximately 120 feet.
4. Reduce the required landscape setback along Darrow Drive from 15 feet to 5 feet for approximately 92 feet and from 15 feet to 10 feet for approximately 60 feet.
5. Increase the maximum allowable building coverage in the PCC-1 Zoning District from 25% to 28.5%.
6. Waive the screening requirement for loading bay doors at the pick-up canopy, garden center, and at the loading dock facing a public street.

NOTE: This item was continued from the December 14th Planning and Zoning Commission hearing.

3. **PLANNED DEVELOPMENT (0406) LAND USE GENERAL PLAN (0401-01)** Hold a public hearing for **TEMPE VILLAGE** (Siegfried Wauro, property owner), located at 9160 South Hardy Drive, which includes the following:

Resolution 2004.65 #GEP-2004.06 for a General Plan 2030 Projected Land Use Map amendment for 23.83 gross acres from *Mixed-use* to 20.13 gross acres of *Residential* and 3.6 gross acres of *Private Open Space*, and a Projected Density Map amendment from *up to 15 dwelling units per acre* to *up to 9 dwelling units per acre* for 20.13 gross acres and no density for the 3.6 acres designated private open space.

Ordinance 808.2004.11 #ZON-2004.12 for a zoning map amendment from I-1, Light Industrial to R1-PAD, Single Family Residential on 23.83 gross acres.

#SPD-2004.86 for a Preliminary and Final Planned Area Development, consisting of 140 single family homes, including amenities and common area on 23.83 gross acres.

#SBD-2004.87 for a Preliminary and Final Subdivision Plat, consisting of 140 lots and 10 tracts on 23.83 gross acres.

NOTE: This item was continued from the December 14th Planning and Zoning Commission hearing.

4. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **WARNER PROFESSIONAL PLAZA** (John Bebbbling, property owner) **#SGF-2005.04 (CC040100)** for a 4th Amended General Plan of Development for Warner Professional Plaza consisting of 53,510 s.f. of medical, office, retail and restaurant on 5.57 net acres and an Amended Final Plan of Development for Lot 4 consisting of 11,958 s.f. on 1.28 net acres, located at 8725 South Kyrene Road, including the following:

Variance:

1. Reduce the required parking from 48 spaces to 43 spaces for Lot 4.
 2. Reduce the minimum required side yard setback for Lot 4 along the south property line from 40 feet to 36 feet.
5. Hold a public hearing for a **FEE SCHEDULE AMENDMENT** (City of Tempe, applicant). **Resolution 2004.64** Amendment to the Tempe Development Services Fee Schedule, Appendix A of the City of Tempe Code, amends the fees for General Plan amendments for compliance with Amendment and Major Amendment definitions of General Plan 2030 and modification of the fee structure.
6. **LAND USE GENERAL PLAN (0401-01)** Provide information for **PROPOSED GENERAL PLAN 2030 AMENDMENTS** (City of Tempe, applicant) This is not a public hearing, no action will be taken, this is for information only.
7. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **REAL BAR** (White Knight Investments, property owner, Jonathan Thompson, business owner) **#SGF-2005.07 (CC040104)** for an Amended General and Final Plan of Development for Tempe Plaza for a change of ownership for an existing bar consisting of 2,717 s.f. and a 1,270 s.f. expansion. The commercial center consists of 59,000 s.f. of existing building area on 7.27 net acres, located at located at 5014 South Price Road, including the following:

Use Permit:

1. To allow a 2,717 s.f. bar including a 1,270 expansion for a total of 3,987 s.f. in the PCC-1 Zoning District.
2. To allow live entertainment in the PCC-1 Zoning District.

8. **PLANNED DEVELOPMENT (0406)** Request by **DESERT DRYWALL** (Randy Fullmer, property owner) **#SBD-2005.08 (CC040105)** for a Preliminary and Final Subdivision Plat for one (1) lot on 2.47 net acres, located at 690 West Warner Road.

9. **STAFF ANNOUNCEMENTS**

10. **COMMISSION ANNOUNCEMENTS**

POST-SESSION – begins after regular meeting – City Council Chambers 31 E. 5th Street.

If necessary, continue pre-session discussion.